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Attorneys for Plaintiff
RICHARD SKAFF

UNITED STATES DISTRICT COURT
NORTHERN DISTRICT OF CALIFORNIA

RICHARD SKAFF

Plaintiff,

V.

LARKSPUR REAL ESTATE
PARTNERSHIP I, LP; LARKSPUR
REAL ESTATE PARTNERSHIP II, LP;
BARNES & NOBLE, INC.; and DOES 1-
25, Inclusive,

Defendants.

CASE NO. C 05-1170 MEJ
Civil Rights

**STIPULATION AND ORDER
FOR DISMISSAL OF COMPLAINT
AGAINST DEFENDANTS LARKSPUR
REAL ESTATE PARTNERSHIP I, LP
AND LARKSPUR REAL ESTATE
PARTNERSHIP II, LP**

FRCP 41 (a) (1) (ii).

Plaintiff Richard Skaff and defendants Larkspur Real Estate Partnership I, LP and
Larkspur Real Estate Partnership II, LP, by and through their attorneys of record, file this
Stipulation of Dismissal pursuant to Federal Rule of Civil Procedure section 41 (a) (1) (ii).

Plaintiff filed this lawsuit on March 22, 2005.

Plaintiff Richard Skaff and defendants Larkspur Real Estate Partnership I, LP and
Larkspur Real Estate Partnership II, LP have entered into a "Mutual Release And Settlement
Agreement" which settles all aspects of the lawsuit against said defendants. The "Mutual Release
And Settlement Agreement" is incorporated by reference herein as if set forth in full. Plaintiff
Richard Skaff and defendants Larkspur Real Estate Partnership I, LP and Larkspur Real Estate
Partnership II, LP stipulate to the court retaining jurisdiction to enforce the "Mutual Release And

Settlement Agreement.”

Plaintiff Richard Skaff moves to dismiss with prejudice the Complaint against defendants Larkspur Real Estate Partnership I, LP and Larkspur Real Estate Partnership II, LP.

Defendants Larkspur Real Estate Partnership I, LP and Larkspur Real Estate Partnership II, LP have answered the complaint and agree to the dismissal with prejudice.

This case is not a class action, and no receiver has been appointed.

This Stipulation and Order may be signed in counterparts, and facsimile signatures shall be as valid and binding as original signatures.

Wherefore, plaintiff Richard Skaff and defendants Larkspur Real Estate Partnership I, LP and Larkspur Real Estate Partnership II, LP, by and through their attorneys of record, so stipulate.

Date: 8/12/06

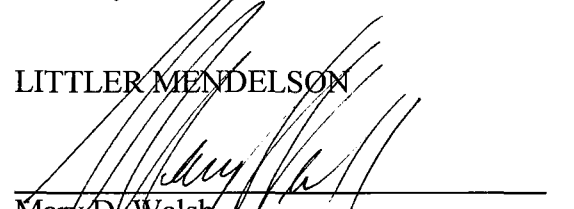
SIDNEY J. COHEN
PROFESSIONAL CORPORATION



Sidney J. Cohen, Esq.
Attorney for Plaintiff Richard Skaff

Date: 8/10/06

LITTLER MENDELSON


Mary D. Walsh
Attorney for Defendants
Larkspur Real Estate Partnership I, LP and
Larkspur Real Estate Partnership II, LP

PURSUANT TO STIPULATION OF THE PARTIES, IT IS SO ORDERED:

The Complaint against defendants Larkspur Real Estate Partnership I, LP and Larkspur Real Estate Partnership II, LP is dismissed with prejudice. The Court shall retain jurisdiction to enforce the “Mutual Release And Settlement Agreement.”

Date: August 11, 2006

